

# Exhibit A

## STATEMENT

Edens Limited Partnership

\*\*\*\*\* We are showing a Past Due Balance on your account \*\*\*\*\*  
 If your records do not agree with ours, please contact us immediately.  
 The balance includes the following items.

## Billing:

Vitamin Shoppe Industries Inc  
 dba Vitamin Shoppe No 468  
 Attn Lease Administration  
 300 Harmon Meadow Blvd  
 Secaucus NJ 07094

Premises: Fifth & Alton  
 Unit: 180  
 Vitamin Shoppe  
 1101 5th St  
 Miami Beach FL 33139

## Make checks payable to:

Fifth & Alton (Edens) LLC  
 C/O Fifth & Alton (Edens) LLC  
 Tenant # 62949  
 P.O. Box 536856  
 Atlanta GA 30353-6856

Date: 1/3/2025  
 Property ID: 2441  
 Tenant ID: 62949  
 Lease ID 7821 Holdover  
 Amount Enclosed: \_\_\_\_\_

## Pay Rent Online

To learn more and enroll, visit [edens.com/tenants](https://edens.com/tenants)  
 Tenant ID 62949

**Credit Analyst Marie Downer**

**Email: MDowner@edens.com**

Inv Date	Due Date	Charge	Description	Charge	Payment	Date	Check Number	Open	Balance
11/1/2021	11/1/2021	PKRR	Parking Retail Contribution	683.51	665.77-	11/8/2021	0000085704	17.74	17.74
11/22/2021	12/22/2021	WTRC	7/2-8/3/21 Water Sewer	32.58	12.13-	11/19/2021	0000085796	20.45	38.19
11/22/2021	12/22/2021	WTRC	8/3-9/3/21 Water Sewer	34.48	32.34-	11/21/2022	0000094824	2.14	40.33
12/1/2021	12/1/2021	PKRR	Parking Retail Contribution	683.51	665.77-	1/10/2022	0000087231	17.74	58.07
12/14/2021	1/13/2022	WTRC	9/3-10/3/21 Water Sewer	32.24	11.79-	1/4/2022	0000087100	20.45	78.52
1/19/2022	1/19/2022	WTRC	10/3-11/3/21 Water	36.24	15.79-	1/31/2022	0000087705	20.45	98.97
3/23/2022	4/22/2022	WTRC	12/2/21-1/3/22 Water	37.02	16.57-	4/5/2022	0000085434	20.45	119.42
4/14/2022	5/14/2022	WTRC	1-3-2/3/22 Water Sewer	35.89	15.44-	5/6/2022	0000090549	20.45	139.87
5/27/2022	6/26/2022	WTRC	2/3-3/4/22 Water Sewer	35.36	14.91-	6/13/2022	0000091412	20.45	160.32
8/22/2022	9/21/2022	WTRC	3/4-4/5/22 Water	33.96	13.51-	9/2/2022	0000092877	20.45	180.77
9/23/2022	10/23/2022	WTRC	4/5-5/2/22 Water Sewer	34.95	14.50-	10/3/2022	0000093438	20.45	201.22
10/19/2022	11/18/2022	WTRC	5/2-6/6/22 Water Sewer	40.93	20.48-	11/21/2022	0000094824	20.45	221.67
11/29/2022	12/29/2022	WTRC	6/6-7/5/22 Water Sewer	32.71	11.61-	12/2/2022	0000095079	21.10	242.77
12/6/2022	1/5/2023	WTRC	7/5-8/4/22 Water Sewer	32.74	11.64-	12/15/2022	0000095497	21.10	263.87
12/27/2022	1/26/2023	WTRC	8/4-8/31/22 Water Sewer	31.47	10.37-	1/18/2023	0000096073	21.10	284.97
3/1/2023	3/31/2023	WTRC	8/31-10/4/22 Water Sewer	32.02	10.92-	4/4/2023	0000097693	21.10	306.07
3/7/2023	4/6/2023	WTRC	10/4-11/7/22 Water Sewer	31.97	10.87-	4/4/2023	0000097693	21.10	327.17
3/23/2023	4/22/2023	WTRC	11/7-12/6/22 Water sewer	31.08	9.98-	4/11/2023	0000097989	21.10	348.27
4/25/2023	5/25/2023	WTRC	12/6/22-1/4/23 Water Sewer	31.03	9.93-	5/23/2023	0000098674	21.10	369.37

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6/9/2023	7/9/2023	WTRC	1/4-2/2/23 Water Sewer	30.75	9.65-	6/14/2023	0000099308	21.10	390.47
7/13/2023	8/12/2023	WTRC	02/02 - 03/07/23 Water Sewer	35.14	14.04-	7/19/2023	0000100226	21.10	411.57
8/25/2023	9/24/2023	WTRC	3/7-5/9/23 Water Sewer	65.21	4.39-	12/5/2022	0000095242	60.82	472.39
9/12/2023	10/12/2023	WTRC	5/9-6/3/23 Water Sewer	31.06	9.96-	9/25/2023	0000101339	21.10	493.49
10/12/2023	11/11/2023	WTRC	6/3-7/3/23 Water Sewer	32.76	11.66-	11/1/2023	0000102025	21.10	514.59
11/7/2023	12/7/2023	WTRC	7/3-8/4/23 Water	32.51	11.41-	11/20/2023	0000102277	21.10	535.69
12/1/2023	12/1/2023	RNTR	Base Rent	22,743.04	22,738.34-	1/8/2024	0000103123	4.70	540.39
12/6/2023	1/5/2024	WTRC	8/4-8/30/23 Water	28.33	7.23-	1/3/2024	0000103007	21.10	561.49
12/21/2023	1/20/2024	LCHM	Generated Fee or Interest	350.00				350.00	911.49
1/5/2024	2/4/2024	WTRC	8/30-9/28/23 Water	27.67	6.57-	1/22/2024	0000103435	21.10	932.59
2/6/2024	3/7/2024	WTRC	9/23-10/30/23 Water	30.27	9.17-	2/26/2024	0000104292	21.10	953.69
2/21/2024	3/22/2024	LCHM	Generated Fee or Interest	350.00				350.00	1,303.69
3/7/2024	4/6/2024	WTRC	10/30-12/4/23 Water	33.53	12.43-	4/1/2024	0000104774	21.10	1,324.79
3/21/2024	4/20/2024	LCHM	Generated Fee or Interest	350.00				350.00	1,674.79
4/8/2024	5/8/2024	CAAM	CAM Recon	13,908.68	13,890.88-	8/2/2024	0000106981	17.80	1,692.59
4/8/2024		MSCP	Operating Expense Recon Adj	27.15-				27.15-	1,665.44
4/8/2024		STXR	Sales Tax	1.49-				1.49-	1,663.95
4/8/2024		STXR	Sales Tax	.27-				.27-	1,663.68
4/8/2024	5/8/2024	STXR	Sales Tax Offset	.27				.27	1,663.95
4/16/2024	5/16/2024	WTRC	12/4/23-1/1/24 Water	33.00	11.90-	4/23/2024	0000105305	21.10	1,685.05
5/6/2024	6/5/2024	WTRC	1/1-2/1/24 Water	33.33	12.23-	5/28/2024	0000105853	21.10	1,706.15
5/21/2024	6/20/2024	LCHM	Generated Fee or Interest	33.31				33.31	1,739.46
6/10/2024		UC	uc - ck# 106097					2.03-	1,737.43
6/21/2024	7/21/2024	LCHM	Generated Fee or Interest	285.89				285.89	2,023.32
6/24/2024	7/24/2024	WTRC	Water 2/1/24-2/27/24	30.45	9.35-	7/8/2024	0000106484	21.10	2,044.42
7/8/2024		UC	uc - ck# 106579					2.03-	2,042.39
7/30/2024	8/29/2024	WTRC	2/27-4/1/24 Water	31.88				31.88	2,074.27
8/8/2024		UC	VITAMIN SHOPPE INDUS					2.03-	2,072.24
8/29/2024	9/28/2024	WTRC	4/1-5/1/24 Water	31.34				31.34	2,103.58
9/1/2024	9/1/2024	RNTR	Base Rent	22,743.04	22,736.95-	9/6/2024	0000107489	6.09	2,109.67
9/12/2024		UC	VITAMIN SHOPPE INDUS					10.24-	2,099.43
9/19/2024	10/19/2024	WTRC	6/1-6/30/24 Water	30.27				30.27	2,129.70
10/1/2024		UC	uc ck#0000107807					9.17-	2,120.53
10/23/2024	11/22/2024	WTRC	5/30-7/03/24 Water	32.43	11.33-	10/31/2024	0000108350	21.10	2,141.63
11/1/2024	11/1/2024	CAMR	CAM Escrow	1,387.71		12/5/2024	0000108751	1,387.71	3,529.34
11/1/2024	11/1/2024	ELER	Electricity Escrow	67.70		12/5/2024	0000108751	67.70	3,597.04
11/1/2024	11/1/2024	PKRR	Parking Retail Contribution	700.59		12/5/2024	0000108751	700.59	4,297.63
11/1/2024	11/1/2024	RNTR	Base Rent	22,743.04		12/5/2024	0000108751	22,743.04	27,040.67
11/1/2024	11/1/2024	RTXR	Real Estate Tax Escrow	1,794.00		12/5/2024	0000108751	1,794.00	28,834.67
11/1/2024	11/1/2024	STXR	Miami-Dade County	35.88		12/5/2024	0000108751	35.88	28,870.55
11/1/2024	11/1/2024	STXR	Miami-Dade County	17.94		12/5/2024	0000108751	17.94	28,888.49
11/1/2024	11/1/2024	STXR	Miami-Dade County	27.75		12/5/2024	0000108751	27.75	28,916.24
11/1/2024	11/1/2024	STXR	Miami-Dade County	13.88		12/5/2024	0000108751	13.88	28,930.12
11/1/2024	11/1/2024	STXR	Miami-Dade County	454.86		12/5/2024	0000108751	454.86	29,384.98
11/1/2024	11/1/2024	STXR	Miami-Dade County	227.43		12/5/2024	0000108751	227.43	29,612.41

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11/1/2024	11/1/2024	STXR	Miami-Dade County	14.01	12/5/2024	0000108751	14.01	29,626.42
11/1/2024	11/1/2024	STXR	Miami-Dade County	7.01	12/5/2024	0000108751	7.01	29,633.43
11/19/2024	12/19/2024	WTRC	7/3-8/3/24 Water	31.19			31.19	29,664.62
11/21/2024	12/21/2024	LCHM	Generated Fee or Interest	350.00			350.00	30,014.62
11/21/2024	12/21/2024	LCHM	Generated Fee or Interest	160.97			160.97	30,175.59
12/9/2024		RTAC	Real Estate Taxes Recon	1,597.22-			1,597.22-	28,578.37
12/9/2024		STXR	Sales Tax	47.91-			47.91-	28,530.46
12/21/2024	1/20/2025	LCHM	Generated Fee or Interest	350.00			350.00	28,880.46
12/21/2024	1/20/2025	LCHM	Generated Fee or Interest	160.69			160.69	29,041.15

**AMOUNT DUE:****29,041.15**

\*\*\*\*\* Please enclose this statement with your payment \*\*\*\*\*

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